

PLEASE RETURN TO:  
 Sarah Hartline, Esq.  
 Margolis Bloom & D'Agostino  
 100 William Street, Ste. 220  
 Wellesley, MA 02481

### QUITCLAIM DEED

I, Barbara J. Swan, of 24 Washington Street, Mendon, Worcester County, Massachusetts, for consideration paid of One Dollar (\$1.00), grant to Barbara J. Swan, not individually, but as trustee of The Barbara J. Swan Trust, under a declaration of trust dated April 23, 2024, with a trust address of 24 Washington Street, Mendon, Worcester County, Massachusetts, for which a Trustee Certificate under M.G.L. Ch. 184, Sec. 35 is filed herewith,

### **WITH QUITCLAIM COVENANTS**

A certain parcel of land, together with the buildings thereon, situated in the Town of Mendon, Worcester County, Commonwealth of Massachusetts and located on the westerly side of Washington Street bounded and described as follows:

BEGINNING at a point on the westerly side of Washington Street at land now or being the southeasterly corner of the premises herein described;

THENCE North 28 degrees 00 minutes West 124.00 feet by the westerly side of Washington Street to an iron pipe at land now or formerly of Robbins;

THENCE South 56 degrees 55 minutes West 150.00 feet by said land now or formerly of Robbins, to an iron pipe at land now or formerly of Mabel A. Holbrook;

THENCE South 22 degrees 43 minutes East 78.00 feet by said land now or formerly of Mabel A. Holbrook to an iron pipe set in a wall for a corner;

THENCE South 68 degrees 58 minutes West 342.23 feet by said wall to land now or formerly of Lyman E. Wheeler;

THENCE South 01 degrees 30 minutes West 25.89 feet by said Wheeler land, now or formerly of Grantor;

THENCE North 68 degrees 47 minutes East 512.62 feet by said other land now or formerly of Grantor to the point of origin.

Containing 25,890 square feet, more or less.

Property Address: 24 Washington Street, Mendon, Massachusetts 01756

Subject to a ten foot right of way the northerly side of said right of way being South 28 degrees 00 minutes East 100.00 feet from land now or formerly of Robbins on the westerly side of Washington Street and right of way running westerly by the southerly side of the wall between land of Mabel A. Holbrook, now or formerly, and land of Willard E. & Ruth Kinnecome to land now or formerly of Lymann E. Wheeler.

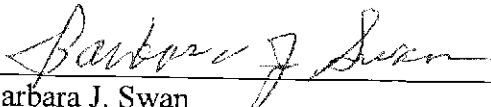
For a more particular description see plan of land entitled "Town of Mendon, Mass. Land of Willard E. and Ruth Kinnecome" dated August 27, 1966 recorded in Worcester District Registry of Deeds Plan book 303, Plan 111.

Subject to Order of Conditions as recorded with Worcester Deeds in Book 23601 Page 382.

Subject to a Variance by Commonwealth of Massachusetts, Department of Environmental Protection as recorded in Book 23766, page 222, which states that a garbage grinder is not permitted.

Meaning and intending to convey all of my right, title and interest in my property included in deed from Karen Bridges to Barbara J. Swan. For reference to title, see deed dated January 6, 2015, and recorded with the Worcester South Registry of Deeds at Book 53253, Page 246.

WITNESS my hand and seal this 23<sup>rd</sup> day of April, 2024.

  
Barbara J. Swan

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 23<sup>rd</sup> day of April, 2024, before me appeared Barbara J. Swan, as Grantor, who proved to me through  
☒ government-issued photo identification, which was: MA drivers license  
☐ personal knowledge  
to be the above-named person, in my presence executed the foregoing instrument, and acknowledged that she voluntarily executed the same for its stated purpose.

  
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Notary Public  
My commission expires:

